



## Committee Report

### Planning Committee – 25 August 2020

**Application no** DC/20/1836/FUL

**Location**

Martlesham House  
School Lane  
Martlesham  
Suffolk  
IP12 4PG

**Expiry date** 20 July 2020 (Extension of time until 28 August 2020)

**Application type** Full Application

**Applicant** GDM & EA de Margary

**Parish** Martlesham

**Proposal** Construction of one detached dwelling

**Case Officer** Charlie Bixby  
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### 1. Summary

- 1.1. This application seeks full planning permission for the erection of one detached two-storey dwelling. The application also proposes an outside pool, two detached outbuildings to provide garaging and a summerhouse associated with the proposed pool. The proposal also involves a new access onto Three Stiles Lane and a proposed front boundary wall along the front of the site.
- 1.2. The site crosses the defined settlement boundary. The proposed dwelling, pool and outbuildings would be located outside of this boundary. The scheme therefore constitutes a new dwelling in the countryside, which would be contrary to the Local Development Plan Policies. However, the site has development on two sites, is within a sustainable location, and would not otherwise result in significant material planning harm. It is therefore recommended for approval, contrary to the current local plan.
- 1.3. The positive recommendation, contrary to the current local plan, triggered the items referral for determination by the South Area Planning Committee.

- 1.4. The recommendation is for approval, subject to the receipt of the necessary habitat mitigation measures/payment and subject to controlling conditions.

## **2. Site description**

- 2.1. The site is located within the Parish of Martlesham. It is a parcel of undeveloped land currently appearing to form part of the curtilage of Martlesham House and located on the northern side of Three Stiles Lane. The applicant also owns the existing detached dwelling to the east of the site. That dwelling (Martlesham House) is located to the north of the junction between Three Stiles Lane, and School Lane.
- 2.2. A significant part of the site, including the location of the proposed dwelling is located outside of the settlement boundary as defined within the Martlesham Neighbourhood Plan (NP). Approximately one third of the site lies within the settlement boundary (the northern end of the site), with the remaining area of the site being outside of the settlement boundary and therefore is defined as being within the countryside (approximately the southern two-thirds).
- 2.3. To the west of the proposed site, lies Floyd's, a large detached bungalow with U-shaped footprint. That dwelling has two accesses onto Three Stiles Lane and a detached outbuilding to the west. Further dwellings also exist further to the west, on the northern side of Three Stiles Lane, including a dwelling approved under reference DC/14/4247/FUL.
- 2.4. To the north of the application site, within the defined settlement limits there is a pair of semi-detached dwellings, granted under reference C/05/2122, with further dwellings to the north and north west (Viking Heights).
- 2.5. The site is outside any designated landscape, but land to the east of School Lane is defined as Area of Outstanding Natural Beauty (AONB).

## **3. Proposal**

- 3.1. This application seeks full planning permission for the erection of a two-storey four-bedroomed detached dwelling accessed via Three Stiles Lane. The main roof is proposed to be hipped on all four sides to meet a central flat roof. A single-storey veranda with lean-to roof is proposed on the front and western side of the dwelling, with a single-storey dual pitched element on the eastern side.
- 3.2. The application also proposes an outside swimming pool, with associated summerhouse/changing space, and two other detached outbuildings to provide undercover parking, accessed via paved parking/turning area within the front garden.
- 3.3. The largest of the three outbuilding is proposed to include two covered parking bays (garaging), a storage bay, a home office, wc, storage and plant room for the swimming pool. It would be located so its longest dimension is parallel to Three Stiles Lane, and it would be situated behind the front boundary wall that is proposed as part of this application.

- 3.4. The other parking building is proposed to be located closer to the eastern boundary and could accommodate up to 3 vehicles.

#### 4. Consultations/comments

- 4.1. Two neighbour objections have been received from the two properties to the immediate rear (north) of the application site. The comments raised objects in particular to:

- Design
- Size and Scale
- Overlooking/Privacy
- Flood Risk
- Principle/New development
- Ecology/AONB impact

#### Consultees

##### Parish/Town Council

Consultee	Date consulted	Date reply received
Martlesham Parish Council	27 May 2020	16 June 2020
<p><i>"The Parish Council objects to this planning application unless certain concerns can be overcome, particularly with regard to access. Additional information is also required.</i></p> <p><i>The site lies outside the physical limits of Martlesham as defined in the Martlesham Neighbourhood Plan (Policy MAR1). Development proposals outside the physical limits boundary will not be permitted unless:</i></p> <p><i>1. they are in accordance with Suffolk Coastal Local Plan policies in respect of appropriate uses in the countryside;</i></p> <p><i>or</i></p> <p><i>2. they relate to necessary utilities infrastructure and where no reasonable alternative location is available.</i></p> <p><i>We note that a number of sites on the north side of Three Stiles Lane have received planning permission over the years despite the Council's objections and the fact that they were outside the physical limits. The proposal does not comply with the existing Policy SP29 for housing in the countryside as there is no need for the development to be located there. It could however be argued that it does comply with some of the criteria in emerging Local Plan policies SCLP5.4 and SCLP5.7, e.g. "The scale, design and materials would not result in harm to the street scene or character of the area".</i></p> <p><i>However, the access to this site would be off Three Stiles Lane, an un-adopted and un-made road designated as a bridleway. It should be clarified what impact this development will have on the bridleway as the status of a bridleway does not permit vehicular access. Three Stiles Lane is a narrow track which we have previously highlighted as unsuitable for further development and unsuitable for use by construction traffic. Objections to access to the site could possibly be</i></p>		

*overcome if this were to be restricted to access from the eastern end of the lane, to avoid increased vehicular access from the Felixstowe Road/Crown Point junction.*

*Before the application is determined details of drainage should be provided. We would also wish to see a landscaping plan which shows proposals for the whole site of tree removal, retention, and protection, to ensure the retention of screening for the houses in Viking Heights and Burhill.*

*There appears to be a discrepancy between Groundsure's study site for the Environmental Risk Assessment and the site of the actual development as shown on the site location plan."*

### **Statutory consultees**

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	27 May 2020	22 June 2020
Summary of comments: No objections subject to conditions.		

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	27 May 2020	No response
Summary of comments: No comments.		

Consultee	Date consulted	Date reply received
Suffolk County - Rights Of Way	27 May 2020	1 June 2020
Summary of comments: No objections, gives standard advice in regards to use of Bridleways.		

### **Non statutory consultees**

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	27 May 2020	No response
Summary of comments: No comments.		

### **Publicity**

The application has been the subject of the following press advertisement:

<b>Category</b>	<b>Published</b>	<b>Expiry</b>	<b>Publication</b>
Departure	4 June 2020	25 June 2020	East Anglian Daily Times

## Site notices

General Site Notice	Reason for site notice: In the Vicinity of Public Right of Way Contrary to Development Plan Date posted: n/a Expiry date:
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## 5. Planning policy

- 5.1. In addition to considering applications in accordance with the National Planning Policy Framework (NPPF 2019) and the National Planning Policy Guidance (NPPG), Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Local Planning Authority's 'Development Plan', unless material considerations indicate otherwise.
- 5.2. East Suffolk Council's Development Plan, as relevant to this proposal, consists of:
- East Suffolk Council - Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (Adopted July 2013);
  - East Suffolk Council – Suffolk Coastal District Local Plan – Site Allocation and Area Specific Policies Development Plan Document (Adopted January 2017) and;
  - The 'Saved' Policies of the Suffolk Coastal Local Plan incorporating the first and second alterations.
  - Martlesham Neighbourhood Plan (made July 2018).
- 5.3. The relevant policies of the Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (Adopted July 2013) and Suffolk Coastal District Local Plan – Site Allocation and Area Specific Policies Development Plan Document (Adopted January 2017) are:
- SP1 - Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
  - SP1a - Presumption in Favour of Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
  - SP14 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

- SP15 - Landscape and Townscape (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- XSP19 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- SP29 - The Countryside (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- DM3 - Housing in the Countryside (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- DM4 - Housing in Clusters in the Countryside (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- DM21 - Design: Aesthetics (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- DM22 - Design: Function (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- DM23 - Residential Amenity (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))
- DM27 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

5.4. The relevant policies of the Martlesham Neighbourhood Plan are:

- MAR1 - Martlesham Physical Limits Boundaries (Martlesham Neighbourhood Plan - 'Made' July 2018)
- MAR4 - Residential Design and Amenity (Martlesham Neighbourhood Plan - 'Made' July 2018)
- MAR15 - Parking Provision (Martlesham Neighbourhood Plan - 'Made' July 2018)

5.5. The new Local Plan (covering the former Suffolk Coastal area) was submitted to the Planning Inspectorate for examination on Friday 29th March 2019. PINS confirmed the submission and the examinations were held in August/September 2019. The Inspectors

letter of 31st January 2020 states "Overall, I consider that, subject to main modifications, the Plan is likely to be capable of being found legally compliant and sound."

- 5.6. The consultation on the Main Modifications has been completed (finished 10 July 2020). A copy of the updated Local Plan including the Main Modifications and details of the consultation can be found on the Council's website at:  
<https://suffolkcoastallocalplan.inconsult.uk/consult.ti/mainmodifications2020/>.
- 5.7. In relation to the current weight that can be attributed to the policies in the emerging Suffolk Coastal Local Plan, paragraph 48a) of the 2019 NPPF sets out that the more advanced the emerging plan is in the plan making process, the greater the weight that may be afforded to the policies within it.

## **6. Planning considerations**

### Principle:

- 6.1. The proposal is for a new two storey detached dwelling off Three Stiles Lane in Martlesham. The majority of the application site falls outside the defined settlement boundary of Martlesham as defined within policy MAR1 of the Martlesham Neighbourhood Plan and is therefore considered to be countryside (SP29). The proposed dwelling and associated features are proposed within this part of the site, and therefore would be in the countryside.
- 6.2. The proposal is located within the countryside where in accordance with the NPPF, Policies SP1, SP1A, SP19 and SP29 of the Local Plan, and Policy MAR1, there is a general presumption against residential development unless the proposal accords with the one of the exceptions set out in the NPPF, and Local Plan Policies DM1, DM3, DM4 or DM13.
- 6.3. The proposal is for a new open market dwelling, and not proposed under paragraph 79 of the NPPF, therefore it can not be permitted under either the exceptions permitted in paragraph 79 of the NPPF or Local Policy DM1 (affordable housing exception sites).
- 6.4. Local Planning Policy DM3, also permitted dwellings in the countryside, where they are a replacement on a one for one basis, sub-division of a larger dwelling to meet a local need, conversion of an existing building in accordance with policy DM13, or minor infilling within clusters in accordance with policy DM4. This proposal is not a replacement dwelling, sub-division of a larger dwelling or conversion of an existing building. This therefore leaves consideration under Policy DM4.
- 6.5. In this instance, the proposed scheme would meet some of the requirements of DM4, in that it is well related to the existing settlement boundary, with development on two sides, but the scheme ultimately fails the policy test because the existing application site is within not a continuous line of development within a group meeting the definition of cluster set out in the policy, as there are clear gaps between the properties along Three Stiles Lane.
- 6.6. The equivalent policy to DM4 within the emerging Local Plan is Policy SCLP5.4 (Housing in Clusters in the Countryside), which allows for proposals of up to three dwellings within a cluster of five or more dwellings, where:

*"b) The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides;*

*c) The development does not represent an extension of the built up area into the surrounding countryside beyond the existing extent of the built up area surrounding, or adjacent to, the site; and*

*d) It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape."*

6.7. The current application site has dwellings on three sides (Floyd's to the west, 1 and 2 Burhill to the north, and Martlesham House to the east). The scheme does not represent an extension of the built up area into the wider countryside, and as set out in the visual amenity and streetscene considerations section below, would not result in undue harm to the character and appearance of the cluster or result in any harmful visual intrusion in the surrounding landscape. It therefore meets the above sections of the policy.

6.8. This emerging policy SCLP5.4 also redefines 'cluster' as:

*"- Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway; and  
- Contains 5 or more dwellings."*

6.9. If the dwellings within the settlement boundary are included, there are more than five existing dwellings within the group. However, they do not all front the same highway. Therefore the scheme would not appear to fully meet the requirements of the emerging policy either.

6.10. However, infilling with one dwelling on the proposed site, between the existing dwellings, would meet the other objectives of this emerging local plan policy, and as set out below not result in significant material planning harm.

6.11. It is also relevant to note that previous consents for dwellings on the northern side of Three Stiles Lane have been granted within this existing local plan period, including permission reference DC/14/4247/FUL. At the time of the determination of that application, Three Stiles Lane was considered to be a sustainable location capable of accepting residential development, even though it did not meet local planning policies.

6.12. The NPPF and current Local planning policies SP1 and SP1A seek to promote sustainable development. The proposed application is considered to be a sustainable form of development, in a sustainable location, due to its relationship with the settlement boundary and accessibility to key services and facilities within the settlement.

6.13. It is therefore considered that the principle of a dwelling on this site should be supported in accordance with the principles of sustainable development.

#### Visual Amenity and Streetscene:

6.14. The proposed external appearance of the dwelling, whilst unusual due to the proposed hipped/flat roofed arrangement is considered to be acceptable. Its size and scale is appropriate for the size of the plot and is not considered to be out of character with the dwellings in the surrounding area.



- 6.15. The proposed dwelling will be well screened from the north and both adjacent side properties by the existing trees that are proposed to be retained on site.
- 6.16. The proposal will also involve the provision of a front boundary wall which will replace the existing boundary frontage on site. Whilst brick boundary walls along frontages are not usually considered to be appropriate in rural locations. Both the adjacent neighbours already have brick front boundary walls and therefore this feature would be in keeping with the locality.
- 6.17. Overall, the proposed dwelling would be of good design and well suited to the size and scale of the plot. The dwelling is proposed to be located in the centre of the plot with the outbuildings to the front and sides located around the parking and pool areas.
- 6.18. The outbuildings whilst unusually proposed to the front of the property, would be in suitable locations, as there are a large amount of trees alongside and to the rear of the property and therefore if they were to be repositioned to the rear of the house, this would impact the existing trees/vegetation significantly.
- 6.19. All three outbuildings would be visible from uses of the public right of way that runs along Three Stiles Lane, but their single-storey scale and the proposed front boundary wall would reduce their potential visual impact.
- 6.20. Other nearby dwellings, including Floyds, located immediately to the west already have outbuildings which are visible from the public right of way. Therefore, the proposals would not be out of character with the locality.
- 6.21. The site lies outside the AONB, and views of it from the designated landscape would be reduced by the modest height of the proposed roof, and the existing hedgerow along Waldringfield Road and School Road. Therefore the scheme would not be harmful to this designated landscape.
- 6.22. Overall the proposal is considered to be suitable in terms of visual impact, and the number of trees to be retained on site which contributes positively to the application site is considered to be a significant benefit. The proposal is therefore considered to be compliant with currently local plan policy, DM21 (Design: Aesthetics), Martlesham Neighbourhood Plan Policy MAR4, and emerging Local Plan Policy SCLP11.1, in terms of visual amenity and design considerations.

Residential Amenity:

- 6.23. The proposal is for a detached dwelling on a large plot containing a number of mature trees, meaning significant screening and separate distances between the proposed dwelling and the existing dwellings and their private amenity areas.
- 6.24. The two neighbouring dwellings to the rear (north) have objected to the application on grounds that include overlooking. However, the existing dwellings to the north (1 and 2 Burhill) are located approximately 21.4m from the shared boundary (at the closest point), and the new dwelling would be approximately 45.5m from the shared boundary (at the closest point, measured from the northern corner of the proposed dwelling). This would be a separation distance between the dwellings of approximately 46.9m, well in excess of the 24m usually sought for back to back distances.

- 6.25. The dwelling is also proposed to be set at an angle within the plot, so the rear elevations of the existing dwellings and the proposal would not be parallel, further reducing the potential for direct views between rear facing windows.
- 6.26. As set out above, the proposed dwelling would be located a substantial distance from the rear neighbouring properties. In addition to this distance, there is a large amount of existing tree cover that will provide suitable screening. It is proposed to be conditioned to be retained along the rear boundary and therefore it would further mitigate any potential overlooking or privacy issues.
- 6.27. Therefore The dwelling is also proposed to be set at an angle within the plot, so the rear elevations of the existing dwellings and the proposal would not be parallel, further reducing the potential for direct views between rear facing windows.
- 6.28. The dwelling is also proposed to be set at an angle within the plot, so the rear elevations of the existing dwellings and the proposal would not be parallel, further reducing the potential for direct views between rear facing windows.
- 6.29. The proposed dwelling would also be located a significant distance from Martlesham House which lies to the west (more than 66m from the eastern corner of the proposed dwelling to the western elevation of Martlesham House), and from Floyds which lies to the west (more than 20m from the western corner of the proposed dwelling to the eastern elevation of Floyds). Therefore there would be no significant loss of privacy or overlooking to those dwellings either.
- 6.30. Overall the proposed dwelling is considered to cause no adverse issues in terms of residential amenity particularly overlooking or privacy issues. The existing trees/vegetation will be retained via condition to maintain the level of screening which will help mitigate any potential overlooking, the proposal is considered to be acceptable in terms of current Local Plan Policy DM23 (Residential Amenity), Martlesham Neighbourhood Plan Policy MAR4, and emerging Local Plan Policy SCLP11.1, in terms of residential amenity considerations.

#### Access, Parking and Highway safety

- 6.31. The proposal involves the provision of a new access onto the public bridleway (Three Stiles Lane). The existing Bridleway is already used by other properties potentially up to 5 dwellings, including the applicants existing dwelling to the east.
- 6.32. Suffolk County Council as Local Highway Authority initially raised concern regarding visibility splays from the bridleway on to School Lane. However, during the application, the agent has supplied additional information to demonstrate the visibility splays that can be achieved at this junction, and whilst these are not as long as usually expected for this type of access, the Local Highway Authority are now satisfied with the proposed arrangements, as they would be an improvement upon the existing and can be controlled as they are within the applicants ownership.
- 6.33. The Local Highway Authority has recommended that a condition be included requiring the first five metres of the access, measured from the metalled carriageway be surfaced with a bound material. However, such a condition would fail the tests in the NPPF in terms of this

scheme, as the only metalled highway is School Lane, but Three Stiles Lane is not under the applicants control, so they would be unable to comply with such a condition. The condition is therefore not within those recommended below.

- 6.34. The proposal provides more than the required amount of parking needed for one detached four-bedroomed dwelling and is considered to be acceptable in terms of parking and turning provision. There is sufficient space on site for turning and parking that will not be required to be conditioned.

Trees:

- 6.35. The existing site features a large amount of trees. The application has been designed to retain as many of the trees as possible, particularly the trees to the rear of the site which provide screening from neighbouring dwellings. The number of trees to be retained is considered a benefit of the proposal, and therefore it is appropriate to condition their retention and protection during construction works.

Flood Risk:

- 6.36. Concerns have been raised by third parties regarding flood risk. However, the site is within flood zone 1, which means it is outside any area at risk of fluvial or tidal flooding.
- 6.37. The scheme is also for a single dwelling in zone 1, and therefore not of a scale on which the Local Planning Authority insist upon a sustainable drainage strategy.

Ecological considerations

- 6.38. The application site forms part of the curtilage of Martlesham House, and apart from the areas of trees/vegetation proposed to be retained, is largely laid to mown grass, which is considered to be of low ecological potential.
- 6.39. Therefore it is considered that the areas of the site outside the proposed treed areas which are to be retained are of low ecological potential, and as such ecological survey work and mitigation works are not required in this instance.
- 6.40. The application site is within 13km of European Protected sites, so is within the Zone of Influence of these sites. Therefore an appropriate assessment has been undertaken, which concluded that a financial contribution to the Recreational Avoidance Mitigation Scheme would be an appropriate form of mitigation for this scheme as on site mitigation is not feasible. At the time of drafting this report, this RAMS payment was yet to be received, therefore the recommendation is one of authority to approve subject to receipt of this payment.

CIL:

- 6.41. As this proposal is for a new dwelling, it would be Community Infrastructure Levy Liable (CIL). The outbuildings would form part of the CIL liable floorspace and the site is within the Medium Charging Zone.

## **7. Conclusion**

Whilst the principle of this proposed dwelling is contrary to adopted planning policy as it would result in a dwelling outside of the defined settlement boundary, it would represent a sustainable

form of development, providing a dwelling infilling within an existing group, on a site which would not result in expansion of the built form into the wider countryside, and subject to the receipt of appropriate RAMS mitigation, the scheme is acceptable in terms of all other material planning considerations. It should therefore be supported.

## **8. Recommendation**

Authority for the Head of Planning Services to approve, subject to the receipt of the necessary RAMS payment and associated Section 111 form, and subject to the conditions set out below.

### **Conditions:**

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with drawings 050, 055, 102, 104, 200 (Op 2), 201, 202, 300 & TP01 all received 19/5/2020, and 059 received 10/8/2020 for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. Prior to going above damp proof course level of the garage outbuildings or house, details of the following will be submitted to and approved by the local planning authority:
  - (i) fence/wall and gates (appearance including materials, and any detailing such as pillars, posts and/or capping),
  - (ii) details of the roof and wall materials to be used for the new dwelling,
  - (iii) details of the roof and wall materials to be used for the new summerhouse and other outbuildings.

Thereafter, all work must be carried out using the approved materials and in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development in the interest of visual amenity.

4. No development shall commence or any materials, plant or machinery be brought on to the site until full details showing the position of fencing to protect all trees and hedgerows, shown to be retained on the approved plan, have been submitted to and approved by the Local Planning Authority. The protective fencing shall comply with BS.5837 and be retained throughout the period of construction unless otherwise agreed in writing by the local planning authority.

Reason: To protect the trees/hedgerow during the course of development in the interest of visual amenity.

5. None of the trees shown to be retained on the approved plan shall be lopped, topped, pruned, uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written consent of the local planning authority. Any trees or hedges removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season, with trees or hedges of a size and species, which shall previously have been agreed in writing by the local planning authority.

Reason: To safeguard the contribution to the character of the locality provided by the trees and hedgerow.

6. Before the access is first used the visibility splays shall be provided as shown on Drawing No.2740\_059 and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles

7. Before the access onto the Bridleway (Three Stiles Lane) is used details shall be submitted to and approved by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway (the bridleway). The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

#### **Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's East Area Manager must be contacted on Telephone: 01728 652400. Further information can be found at: [www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/](http://www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/)

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

3. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to [CIL@eastsuffolk.gov.uk](mailto:CIL@eastsuffolk.gov.uk)

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

[https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5)

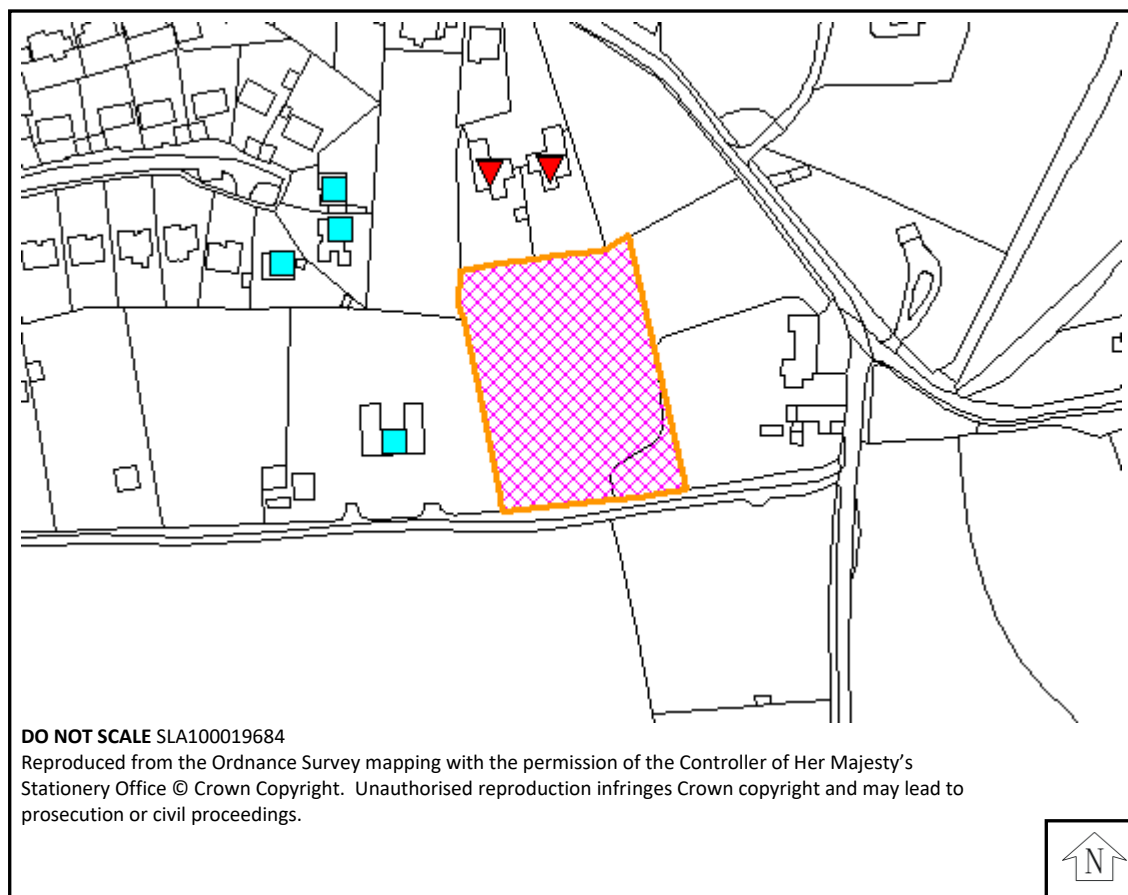
Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

4. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges please see our website [www.eastsuffolk.gov.uk/planning/street-naming-and-numbering](http://www.eastsuffolk.gov.uk/planning/street-naming-and-numbering) or email [llpg@eastsuffolk.gov.uk](mailto:llpg@eastsuffolk.gov.uk)





## **Background information**

See application reference DC/20/1836/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QAL5NNQXJNF00>

## Map



## Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support